Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.402 AMARAVATI, TUESDAY , MAY 15, 2018 **G.183**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

CHANGE OF LAND USE FROM SPECIAL INDUSTRIAL USE TO RESIDENTIAL USE, BUFFER ZONE TO RESIDENTIAL USE ZONE, DELETION OF 40’-0” WIDE M.P. ROAD AND REALIGNMENT OF 40’-0” WIDE M.P. ROAD IN R.S.NO.39, 40/1.2, 41/P & 133 OF BHIMAVARAM TO AN EXTENT OF AC.14.80 CENTS, APPLIED BY SRI N.R.S. PANDURANGA RAJU & OTHERS

[G.O.Ms.No.154, Municipal Administration & Urban Development (H2) Department, 14th May, 2018]

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951 MA., dated:27.11.1987, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.39, 40/1, 2(P), 41(P), 133 of Bhimavaram to an extent of Ac.14.80 cents of Bhimavaram Town. The boundaries of which shown in the schedule hereunder and which is earmarked for Special Industrial, Buffer Zone, 40’-0’’ M.P. Road in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA., dt.27.11.1987 is now designates for Residential use, Realignment of 40’-0’ wide road by variation of change of land use as per Master Plan and also based on the Council Resolution No.421, dated:11.02.2014 and as marked as in the revised part proposed land use map bearing G.T.P.No.3/2017/R available in the Municipal Office Bhimavaram Town, **subject to the following conditions that:**

1. The applicant shall handover to an extent of Ac.0.520 cents affected under 60’-0’’ wide M.P. Road on South side to Bhimavaram Municipality through Registered Gift Deed at free of cost.

2. The applicant shall handover to an extent of Ac.1.235 cents which was affected under 40’-0’’ wide M.P. Road & re-alignment of 40’-0’’ wide M.P. Road on Eastern side of site under reference.
3. The applicant shall maintain 30 m distance from the property of Railway Department and edge of building activity or as per NOC given by the Railway Department as per the clause 54 (7) of G.O.Ms.No.119, MA, Dt.28-03-2017.
4. The confirmation orders shall be applicable only after construction of bridge over the Canal for proper access to the site under reference.
5. The applicant shall not disturb the Government land bifurcating the site under reference into two bits in R.S.No.40/3.
6. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference i.e. Ac.14.80 cents.
7. The applicant shall provide 2 meters buffer along with Northern boundary in Sy.No.39 and necessary buffer shall be provided as per rules in force, wherever the adjoining land is falling in Industrial use as per Master Plan.
8. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
9. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
10. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
11. The change of land use shall not be used as the proof of any title of the land.
12. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
13. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Railway Property
East	:	Railway Property
South	:	Rayalam Drain bund & culvert followed by Residential layout.
West	:	Rayalam Drain & Vacant land.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT